

# RALEIGH

## Population Estimate

### January 2005

**City of Raleigh  
Planning  
Department**

**Research &  
Analysis**

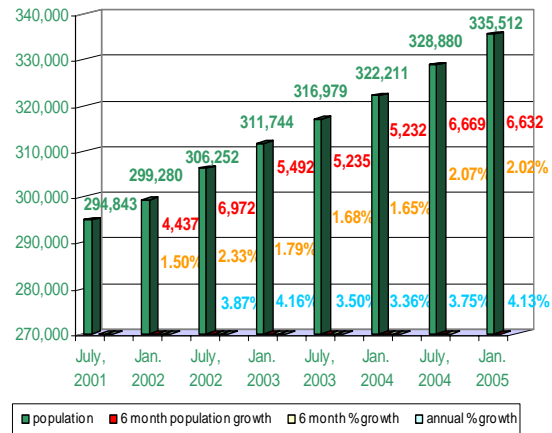
**January 1, 2005  
Population Estimate:**

**335,512**

Raleigh's estimated population as of January 1, 2005 is 335,512. This estimate represents a population increase of 6,632 persons since July 1, 2004, when the Raleigh population was estimated to be 328,880 and an increase of 13,301 persons since January 1, 2004, when the Raleigh population was estimated to be 322,211. Annual growth in the period January 1, 2004 to January 1, 2005 represents a 4.13% annual increase.

The total estimated number of housing units in the City of Raleigh in January 1, 2005 was 147,355. 2558 housing units were constructed or annexed between July 1, 2004 and January 1, 2005 (1.8% increase). 2992 units were approved for occupancy or annexed between January 1, 2004 and June 30, 2004. The housing unit growth rate has ranged from 1.7% to 2.1% for each six month period from July 2002 to January 2005.

The population estimate is derived by using a non-component housing unit formula. This method establishes a relationship between the number of housing units and population using a persons-per-household and occupancy / vacancy rate multiplier. The persons-per-household and occupancy rate figures are based on information provided by the US Census Bureau as part of the 2000 Census effort, and are accurate as of April, 2000. The methodology used prior to July 2002 arrived at a city-wide population estimate by taking the sum of calculations for each census tract.



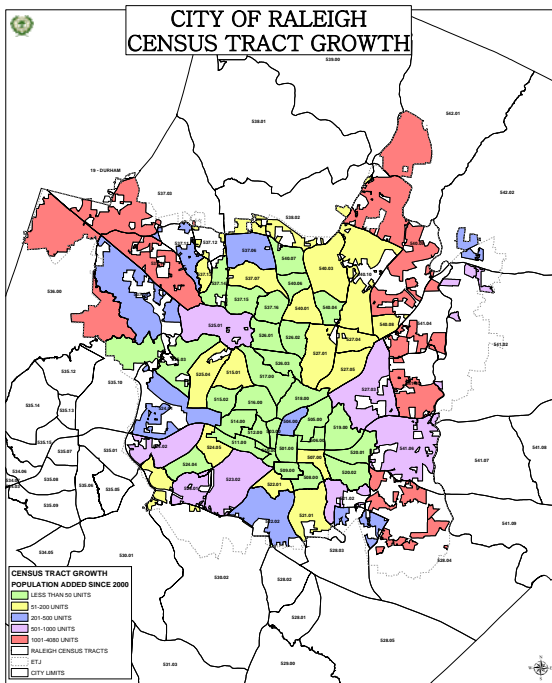
This method was resulting in aggregation errors in the faster- growing census tracts (where persons-per-household and occupancy rates were more dynamic), resulting in an over-estimate for these areas.

**The areas with the most new population between April 2000 and January 1, 2005 continue to be in Northeast Raleigh including Wakefield, Northwest Raleigh including Brier Creek, and Southeast Raleigh, outside the beltline.**

The new estimate methodology assumes the city-wide relationship between housing units and population to be consistent over time since April, 2000, and distributes this overall estimate to the census tracts

based on rate of growth in housing units.

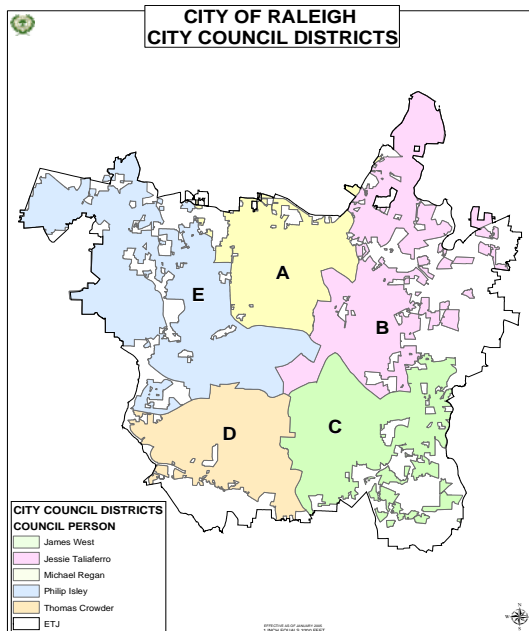
The areas of primary growth in the number of housing units are the Northeast and Northwest parts of the City. Census tracts 540.09, 537.10, (Northeast Raleigh) and 542.01 (Wakefield), 537.03 (northwest Raleigh north of US 70) and 536 (Brier Creek) show the highest total number of units added. Census tracts with the next highest number of new units added include 527.03, 541.02, 541.04 and 541.05 (Northeast Raleigh), 528.04 and 521.02 (Southeast Raleigh), 523.01, 523.02 and 524.02 (Southwest Raleigh.) and 525.01 (Northwest Raleigh.)



## City Council District Population

The City of Raleigh is divided into five electoral City Council Districts. Population in Council Districts is estimated for the purpose of tracking population distribution.

District A	59281
District B	79126
District C	64889
District D	64141
District E	68075



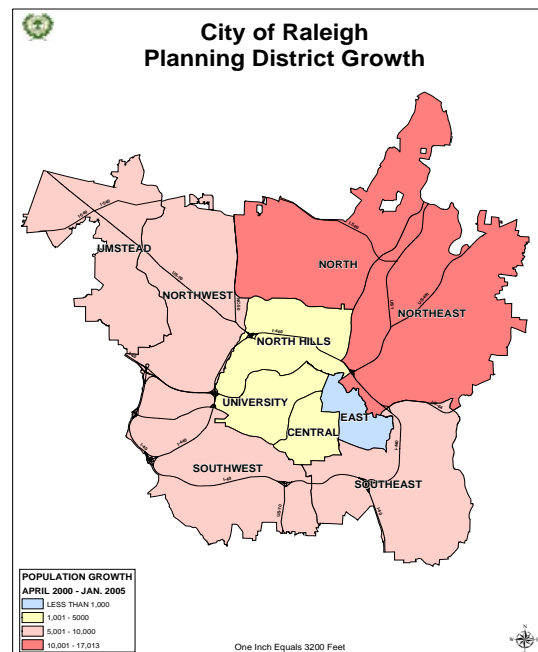
## Planning Districts

The City of Raleigh is divided into ten planning districts. Including both the area within the City Limits and the extraterritorial planning and zoning jurisdiction outside the City Limits, it is estimated that 365,650 persons were living in 158,912 dwelling units in the entire planning jurisdiction on January 1, 2005.

The majority of recent population growth has taken place in the Northeast Planning District followed by the North, Southwest, Northwest and Southeast Planning Districts. Growth in these districts is strong due to the availability of land for development in these areas relative to other parts of the City, and to multi-family unit development in recent years.

### Planning District Population

North Hills	28081
University	29919
Central	19590
East	10729
Umstead	13207
Northwest	49396
North	69948
Southeast	33007
Southwest	49452
Northeast	62321



City of Raleigh Planning Dept. Research & Analysis Section  
222 West Hargett Street P. O. Box 590  
Raleigh, North Carolina 27602  
Phone: 919-890-3125 Fax: 919-890-3891  
E-mail: [scott.masteller@ci.raleigh.nc.us](mailto:scott.masteller@ci.raleigh.nc.us)  
Web Site: [www.raleighnc.gov](http://www.raleighnc.gov)